



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> July 1, 2005 <b>LOCAL EFFECTIVE DATE</b> July 15, 2005 <b>APPROX FINAL EFFECTIVE DATE</b> August 1, 2005	<b>CONTACT/PHONE</b> Marsha Lee, Project Planner 805-788-2008	<b>APPLICANT</b> Cambria Community Services District/Bio- solids Dewatering	<b>FILE NO.</b> DRC2004-00187
<b>SUBJECT</b> Request by Cambria Community Services District for a Minor Use Permit/Coastal Development Permit to allow installation and operation of equipment for a bio-solids dewatering within the central portion of the existing wastewater treatment plant. The project will result in the disturbance of approximately 4096 square feet of a 12 acre parcel. The proposed project is within the Public Facilities land use category and is located 5500 Heath Lane, west of Highway 1 at the intersection of Heath Lane and Windsor Boulevard, in the community of Cambria. The site is in the North Coast planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit/Coastal Development Permit DRC2004-00187 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 1 number of exemption Categorical Exemption ED04-505 was issued by Cambria Community Services District, acting as lead agency.			
<b>LAND USE CATEGORY</b> Public Facilities	<b>COMBINING DESIGNATION</b> Archaeological Sensitive, Flood Hazard, Local Coastal Plan, Coastal Appealable , Sensitive Resource Area, Streams and Riparian Vegetation	<b>ASSESSOR PARCEL NUMBER</b> 022-063-001	<b>SUPERVISOR DISTRICT(S)</b> 2
<b>PLANNING AREA STANDARDS:</b> Communitywide: 9(a) Does the project meet applicable Planning Area Standards: Yes - see discussion			
<b>LAND USE ORDINANCE STANDARDS:</b> Flood Hazard Area, Archaeological Sensitive Areas, Sensitive Resource Area Does the project conform to the Land Use Ordinance Standards: Yes - see discussion			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: CCSD wastewater treatment facility	
SURROUNDING LAND USE CATEGORIES AND USES: North: Open Space/Santa Rosa Creek, Hwy. 1, Cambria West Village business district, Single Family Residential    East: Commercial Retail and Hwy. 1/Hwy. 1    South: Residential Single Family/single family residences    West: Residential Single Family/single family residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Community Advisory Committee, Public Works, Environmental Health, County Parks, CDF, Cambria Community Services District (fire), APCD, Cal Trans, Regional Water Quality Control Board, and the California Coastal Commission	
TOPOGRAPHY: nearly level	VEGETATION: None/concrete slab at project area
PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: CCSD Fire Protection: Cambria Fire	ACCEPTANCE DATE: April 29, 2005

## DISCUSSION

### Project Description:

The proposed project involves installing additional equipment within the perimeter of the existing sewer treatment plant, for the purpose of dewatering bio-solids prior to shipping the solids off site. The primary benefits include: reduced volume of solids, reduced truck traffic on area roads, and reduced risks associated with shipping these solids over land.

The CCSD provides wastewater treatment and disposal services to approximately 6,400 Cambria residents, as well as tourists frequenting the area. The CCSD wastewater system includes 65 miles of collection lines and 10 remote pump stations. The treatment plant is a one-million-gallon per day (1.0 mgd) extended-aeration activated sludge secondary facility, which provides wastewater treatment to the community of Cambria and San Simeon State Campgrounds. The total area of the plant site is approximately five (5) acres.

The following are the major components of the existing plant:

- Influent Flow metering and Head Works
- Influent Pump station
- Grinders
- Grit Chamber
- Extended Aeration Trains #1 and #2, each .5 MGD
- Clarifiers # 1 and #2
- Aerobic Digester (converted "Cantex" treatment plant)
- Three Plant flow equalization Ponds
- Four Effluent evaporation ponds and a small Reservoir
- Plant Backup Generator

Equipment for the project would be located on a paved area within the central portion of the existing wastewater treatment plant. The area where the new equipment is proposed will cover approximately 4,096 square feet (0.094 acre). The new dewatering equipment will be located between the two existing steel tanks (a.k.a., the old "Cantex" treatment plant tanks), one of

which is currently used as the plant's aerobic digester. The following mechanical equipment would be installed as part of the proposed project:

- Digested biosolids feed pump - pumps digested biosolids from the aerobic digester to the flocculation tank.
- Flocculation tank - blending point for digested biosolids and polymer.
- Rotary screen thickener (RST) - removes excess water prior to screw press.
- Screw press - removes the majority of water in digested biosolids to produce a dewatered cake.
- Polymer blending and feeding unit - dilutes neat polymer and pumps solution to the flocculation tank.
- Shaftless screw conveyor - conveys dewatered cake to discharge bins for hauling to a landfill.

The proposed project would extract water from excess biosolids (the end product of the activated sludge unit treatment process). The current operation digests the waste biosolids in separate tanks that rely on bacteria to further decompose the organic matter prior to hauling. The hauled material is typically less than 2 percent solids and 98 percent water.

The de-watering facility will extract excess water from the solids and return said water to the headworks of the plant as opposed to being hauled off in a tanker truck. Thusly, the water remains part of the total water volume eventually treated and disposed of at the percolation ponds and then back into the groundwater basin. In simple terms this means more water is returned to the basin. The resulting thickened biosolids material is about 15 to 20-percent solids with a cake-like consistency. This material is deposited into a dumpster for off hauling on a regular basis.

The proposed maximum equipment height would not exceed the top of the light posts on the existing Cantex walkway (17.5- feet high). The proposed equipment would be primarily composed of stainless steel material. The stainless steel would not be polished and as such would not create glare impacts. As described below, the proposed biosolids dewatering equipment would not be visible from views along Highway 1.

The project would be constructed in approximately three to six months following issuance of a Notice to Proceed. Construction of the project would occur intermittently over this time period, as equipment would be delivered over various time periods.

Construction activities would include the development of a concrete pad, which would require approximately five (5) concrete truck deliveries. Additionally, a truck-mounted crane (approximately 5-ton capacity crane) would be required to install several of the project components. The crane would remain on-site for approximately one (1) week.

Construction activities would be temporary in nature and would occur between the times specified in the County Noise Ordinance. The County Noise Ordinance 23.06.042 exempts construction-related noise if construction activities are limited to the hours of 7:00 a.m. to 9:00 p.m. from Monday to Friday, and 8:00 a.m. to 5:00 p.m. Saturday to Sunday. It is also noted that once completed, operation of the proposed project would not increase off-site noise levels beyond existing conditions. The rotary screen thickener and screw thickener are also enclosed within shrouding provided the equipment manufacturer.

**PLANNING AREA STANDARDS:** Communitywide: 9(a). A buffer along Santa Rosa Creek providing a minimum setback of 50' from the inland extent of riparian vegetation with provisions for access trails within the area. Approval for an upgrade to the existing facility in 1994 (D920172) required no disturbance within this required 50' setback. The modification to the facility proposed in this project will occur within the existing sewer treatment plant footprint, between existing buildings, beyond the 50' required setback.

**LAND USE ORDINANCE STANDARDS:** refer to Flood Hazard, Environmental Sensitive Habitats/ Sensitive Resource Area, Visual and Scenic Resources, Archaeology under Coastal Plan Policies following.

#### RELEVANT COASTAL PLAN POLICIES / DISCUSSION:

**Shoreline Access:** Project does not interfere with Coastal Access.

**Environmentally Sensitive Habitats:** The purpose of these policies/standards is to require that proposed use is compatible with and protects the identified sensitive resources (i.e. Santa Rosa Creek habitat). The proposed modifications will not create significant adverse effects on the natural features of the site or vicinity because they are located within the already fully developed portion of the property and greater than 50' from the inland extent of riparian vegetation.

**Coastal Watersheds:** see Environmentally Sensitive Habitats

**Visual and Scenic Resources:** A Visual Impact Analysis, prepared by Firma, considers the visual impact to views from adjacent areas, including U.S. Highway 1, as a result of project implementation (see attachment). Three views from Highway 1 were analyzed.

Based upon the location of the proposed equipment, two areas along U.S. Highway 1 were selected as viewpoints that would allow views along Highway 1 towards the proposed dewatering project. It was concluded that the proposed dewatering equipment would not be visible from northbound Highway 1 due to the existing dense stand of willow trees within Santa Rosa Creek. It was also determined that the same willows would substantially screen the proposed equipment from southbound Highway 1 and permit only two brief views (approximately 2-3 seconds each at typical highway speeds) of a small portion of the existing facility.

While a small portion of the existing aerobic digester tanks are visible approximately 200 yards north of the intersection with Windsor Blvd, it has been concluded that the proposed project would not be visible from the highway.

Views to the site were also analyzed from the intersection of Highway 1 and Windsor Boulevard. Once again, the willows along Santa Rosa Creek would provide a nearly continuous screen of the existing facility and allow only a brief view of a portion of the existing aerobic digester tanks by vehicles approaching the intersection from Main Street on the east side of Highway 1. Again, it was concluded that the proposed project would not be visible from this intersection (refer to Figure 3 of the Visual Impact Analysis).

**Flood Hazards:** The site of the proposed modifications is on a portion of the property outside of the designated Flood Hazard area, and on an existing concrete slab.

**Archeology:** The proposed modification are part of an already developed existing facility and will not impact archaeological resources.

Air Quality: The project is conditioned to provide evidence of compliance with APCD requirements.

*Does the project meet applicable Coastal Plan Policies:* Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No comment

AGENCY REVIEW:

Public Works- Approve

Environmental Health - none received

CDF - none received

Cambria Community Services District - approve

APCD - none received

Cal Trans – none received

California Coastal Commission - none received

LEGAL LOT STATUS: The lot was legally created by deed at a time when that was a legal method of creating lots.

Staff report prepared by Marsha Lee and reviewed by Matt Janssen

**EXHIBIT A – FINDINGS**  
**Biosolids Dewatering Project DRC2004-00187**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption ED04-505, Class 1, issued by Cambria Community Services District, acting as lead agency, pursuant to CEQA Guidelines Section 15303 because the proposed project is of small size, does not expand the existing use, is located on an existing concrete slab between two existing structures, and results in no environmental impacts during construction or operation.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the construction and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the biosolids dewatering project is within an existing wastewater treatment facility, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Heath Lane, a local road constructed to a level able to handle any additional traffic associated with the project.

*Coastal Access*

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

*Sensitive Resource Area*

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because no disturbance will occur within the required 50 foot setback from the upland extent of riparian vegetation.
- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements because new development is located within the boundaries of the existing wastewater treatment facility.

- J. No clearing of topsoil, trees, or other features is necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because there is no grading or excavation proposed.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because there is no grading or excavation proposed.

**EXHIBIT B - CONDITIONS OF APPROVAL**  
**Biosolids Dewatering Project DRC2004-00187**

**Approved Development**

1. This approval authorizes
  - a. Installation and operation of equipment for a bio-solids dewatering within the central portion of the existing wastewater treatment plant. The following mechanical equipment would be installed as part of the proposed project:
    - Digested biosolids feed pump - pumps digested biosolids from the aerobic digester to the flocculation tank.
    - Flocculation tank - blending point for digested biosolids and polymer.
    - Rotary screen thickener (RST) - removes excess water prior to screw press.
    - Screw press - removes the majority of water in digested biosolids to produce a dewatered cake.
    - Polymer blending and feeding unit - dilutes neat polymer and pumps solution to the flocculation tank.
    - Shaftless screw conveyor - conveys dewatered cake to discharge bins for hauling to a landfill.
  - b. maximum height is 17.5 feet from average natural grade.

**Conditions required to be completed at the time of application for construction permits**

***Site Development***

2. Plans submitted shall show all development consistent with the approved site plans and elevations.
3. The applicant shall provide details on any existing and proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent public roadways and properties. Light hoods shall be dark colored.

***Fire Safety***

4. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project.



**Conditions to be completed during project construction**

***Building Height***

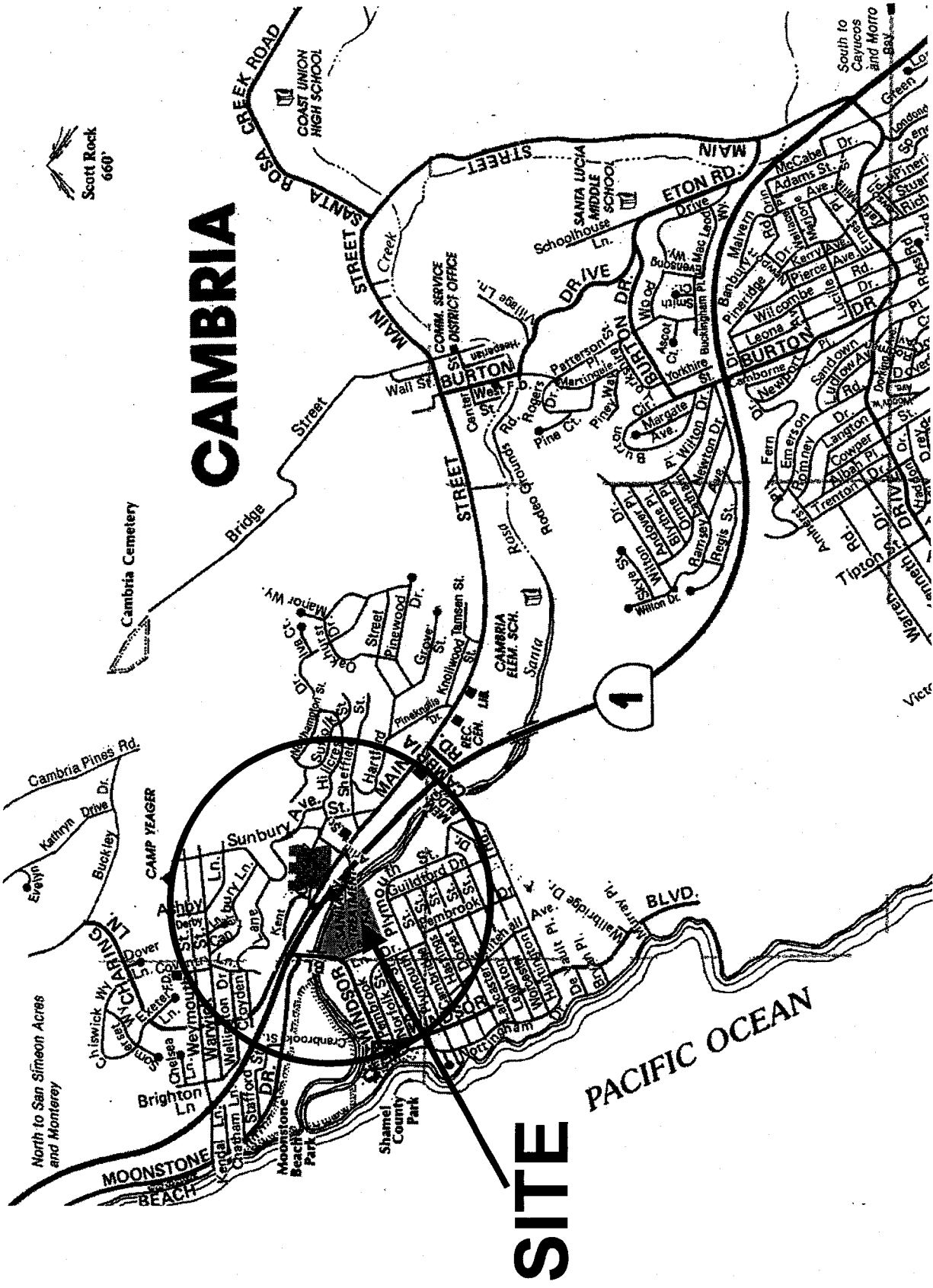
5. The maximum height of the project is 17.5 feet from average natural grade.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

6. The applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
7. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

8. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
9. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



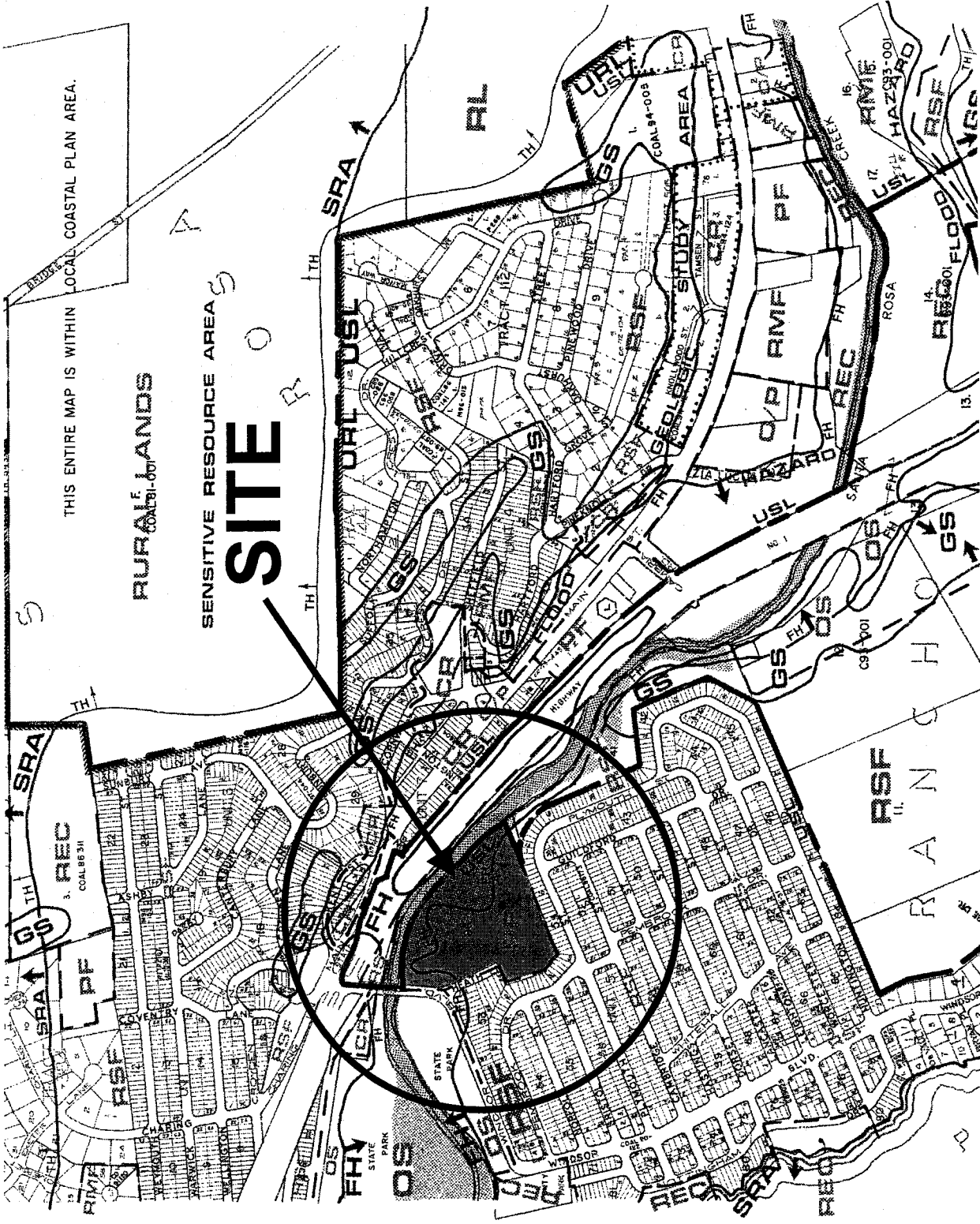
**PROJECT**

Minor Use Permit/Coastal Development Permit  
Cambria CSD/Bio-Solids DRC2004-00187

**EXHIBIT**

Vicinity Map





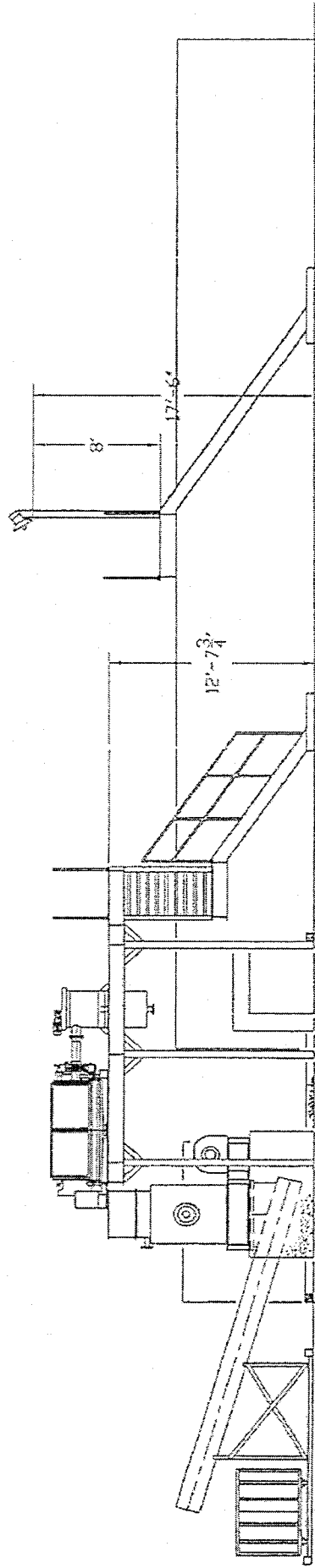
**PROJECT**

Minor Use Permit/Coastal Development Permit  
Cambria CSD/Bio-Solids DRC2004-00187



**EXHIBIT**

Land Use Category Map



NOTE 1

A SECTION

NOTES

1. TOP OF SLAB TO MATCH EXIST. F.G.

PROJECT

Minor Use Permit/Coastal Development Permit  
Cambria CSD/Bio-Solids DRC2004-00187

EXHIBIT

Elevation



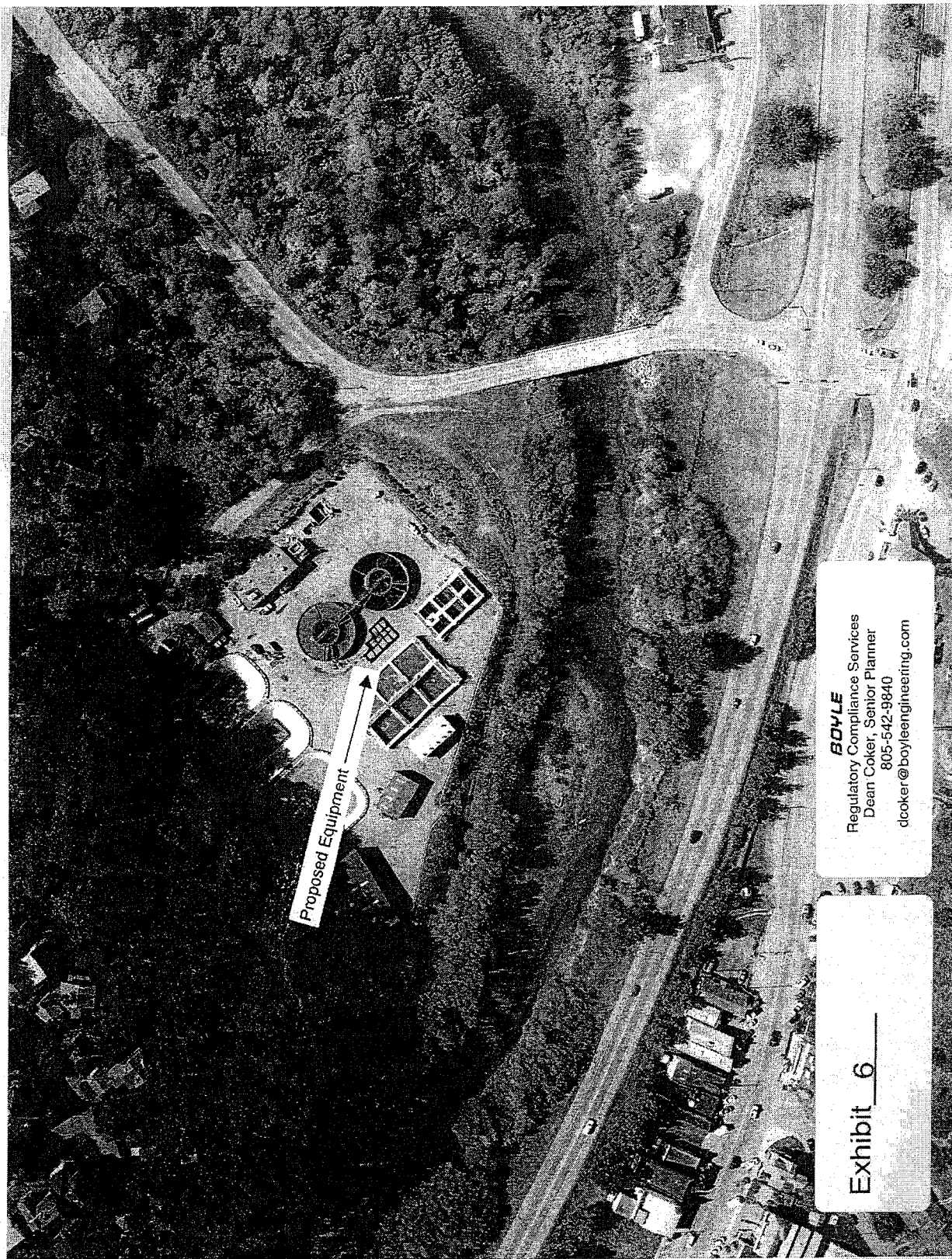


Exhibit 6

**BOYLE**  
Regulatory Compliance Services  
Dean Coker, Senior Planner  
805-542-9840  
dcoker@boyleengineering.com

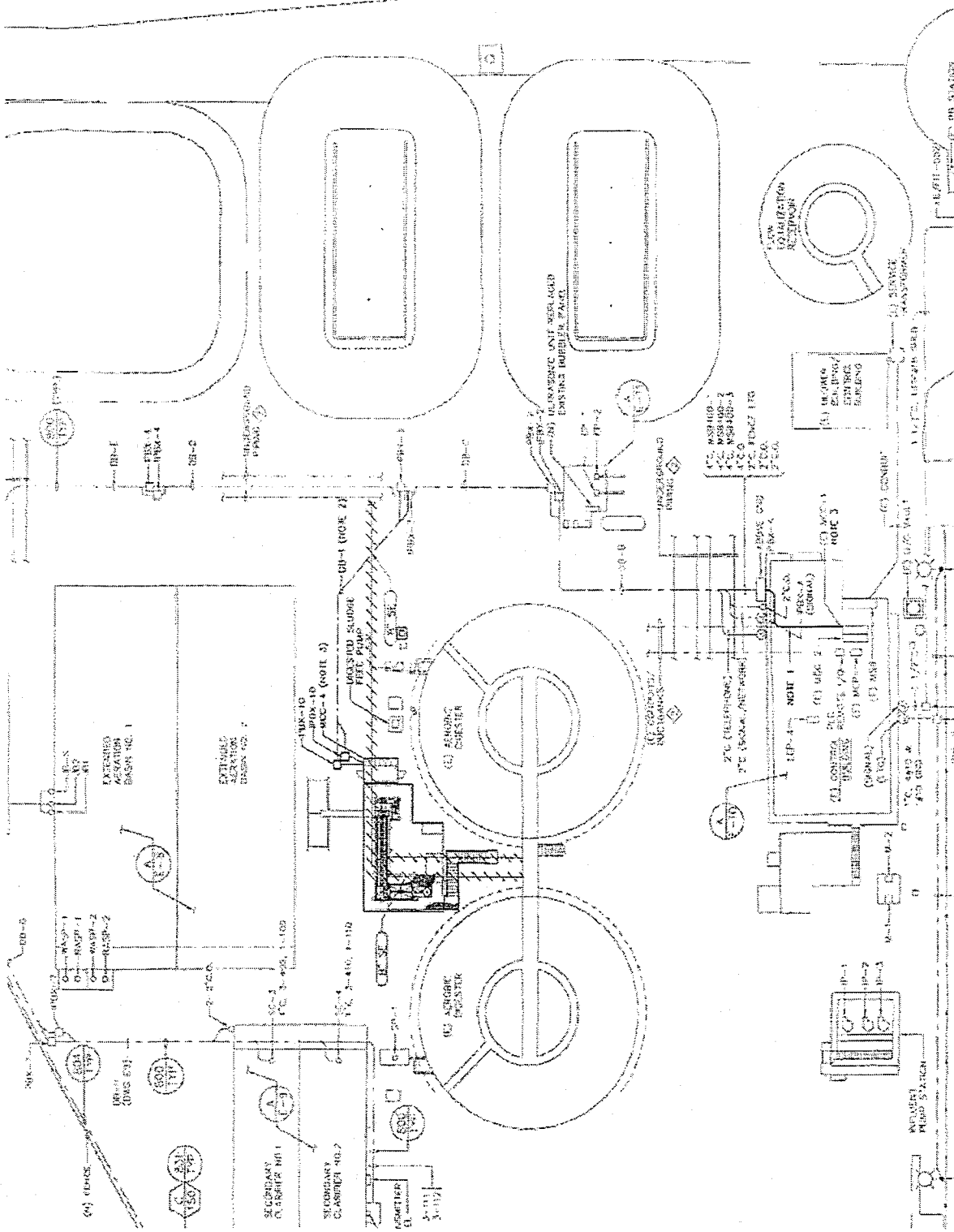
**PROJECT**

Minor Use Permit/Coastal Development Permit  
Cambria CSD/Bio-Solids DRC2004-00187

**EXHIBIT**

Aerial Photo





**PROJECT**

Minor Use Permit/Coastal Development Permit  
Cambria CSD/Bio-Solids DRC2004-00187

**EXHIBIT**

Site Plan



# Notice of Exemption

(copy)

TO: ☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, California 95814  
☒ County Clerk  
County of San Luis Obispo  
1144 Monterey Street  
San Luis Obispo, CA 93408-3237

From: Cambria Community Services District (CCSD)  
1316 Tamson Drive, Suite 201  
Cambria, CA 93428

Biosolids Dewatering Project

## Project Title

Cambria Wastewater Treatment Plant - Located along Heath Lane, west of Highway 1, and southeast of the intersection of Heath Lane and Windsor Boulevard.

## Project Location - Specific

Cambria, CA

San Luis Obispo County

## Project Location - City

## Project Location - County

Currently, biosolids from the wastewater treatment plant are transported to Kern County for disposal in liquid form. The proposed biosolids dewatering equipment will significantly reduce the number of trucks entering and leaving Cambria each day by removing water from the disposed material. The dewatering equipment extracts water from the biosolids produced at the wastewater plant by pressing the material through a specialized rotating screen device. As a result, less water is hauled off with each truckload. Refer to attachment for more information.

## Description of Nature, Purpose, and Beneficiaries of Project

Cambria Community Services District

## Name of Public Agency Approving Project

Cambria Community Services District

## Name of Person or Agency Carrying Out Project

(ENDORSED)

**FILED**

JAN 25 2005

## Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));  
☐ Emergency Project (Sec. 21080(b)(4); 15268(b)(c))  
☒ Categorical Exemption State type and section number: Class 1, Section 15301 (b)  
☐ Statutory Exemptions State code number:

JULIE L. RODEWALD, COUNTY CLERK  
by SANDY CURRENS  
DEPUTY CLERK

The project does not expand the capacity of the existing Cambria Wastewater Treatment Plant, and will not cause any significant effects to the environment.

## Reasons why project is exempt

**Lead Agency Contact Person:** Robert C. Gresens, P.E., District Engineer, (805) 927-6223

## If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  
Yes ☐ No ☐

Signature: Robert C. Gresens Date: 1/21/2005 Title: District Engineer  
Robert C. Gresens

☒ Signed by Lead Agency

Date received for filing at OPR: \_\_\_\_\_

☐ Signed by Lead Applicant